

FOR SALE - Retail Investment

14 HIGH STREET
BONNYBRIDGE

Let to National Multiple on new 15 year lease with no breaks

**Location**

Bonnybridge is a small town with a resident population of around 9,000 people and an immediate catchment of 25,000 the town is located about 4 miles to the West of Falkirk.

The subjects are located on the North side of the Main Street which forms the main commercial area in the town.

Nearby occupiers include SCOTMID; WILLIAM HILL; LINDSEY & GILMOUR PHARMACY and a number of pubs, take-aways and local shops such as hairdressers, estate agent, newsagents and opticians.

Description

The subjects comprise a large double fronted shop contained within a single storey retail parade.

Accommodation

FRONTAGE	DEPTH
35'9 (10.9M)	72'6 (22.1M)
Total Net Floor Area	2,175 (202 sq m) approx

ITZA 1490.

Rent

£25,000 per annum.

Lease

The subjects are held on a new 15 year FRI lease which commenced on 25 August 2008.

There are no breaks in the lease.

Price

£350,000

VAT

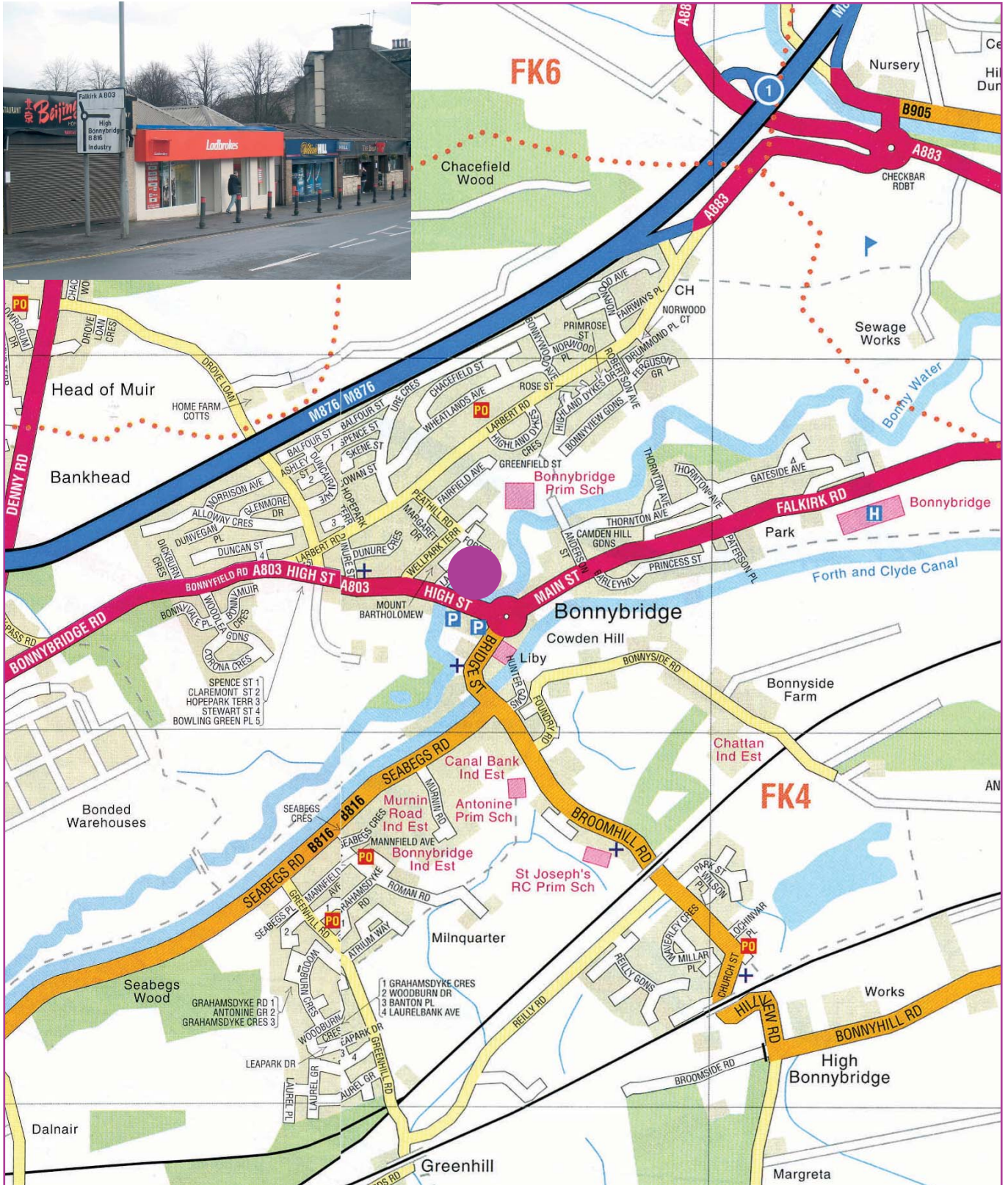
All prices, premiums and rents quoted are exclusive of VAT however, the property is not VAT elected so no VAT will be incurred on the purchase price.

Viewing & Further Information

Call the sole agents:

Colin Dalkin
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Location Map



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